

Ten Copies of this Application are Required

(10 hard copies of everything you're submitting - collated)

ZONING BOARD OF APPEALS
APPLICATION

REFERRED TO TP&Z _____

Applicant James Grady

Street 5 Laurel rd Town Vernon

Phone (860) 478-2569 E-mail GradyConstructionCT@gmail.com

Legal Representative (if any) _____

Address _____

E-mail _____

Date Filed & Fee Paid	<u>2/15/23</u>
Date Hearing Scheduled	<u>3/6/23</u>
Sign Deposit Paid on	<u>2/15/23</u>
Sign Taken on	_____
Photo of Sign Rec'd on	_____

Legal Property Owner Jill Sullivan

Exact Location of Property Involved 1660 Main St
Street # Street

If No Street #, Indicate Assessor's Key # _____

ZONE	<u>AA</u>
<input checked="" type="checkbox"/> Residential	
<input type="checkbox"/> Commercial	

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- For relief (a variance) 4.4.6 from the restrictions imposed in Section(s) 8.2b of the Glastonbury Zoning Regulations.
- For a special exception as provided in Section(s) _____ of the Glastonbury Zoning Regulations.
- From an adverse ruling by _____ the Building Official, Glastonbury.
- For the approval required by the State of Connecticut agency named below.

Describe in detail (in the space provided on page 2 or on a separate sheet) a description of the project. State why this violates the Section (s) of the Glastonbury Zoning Regulations cited above. If requesting a variance, be specific in describing the aspect of the project which does not meet the requirement, and the amount of relief (variance) you are requesting. Include the nature of the hardship which compels this request.

If requesting a special exception, be specific in the description of the project. Include the special exception conditions the project will meet, as specified in the Regulation.

We / I hereby depose and say that all the above statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

James Grady
Applicant

Jill M. Sullivan
Owner, If Not Applicant
(Required)

2-9-23
Date

2/9/2023
Date

SEE PERTINENT INFORMATION ON NEXT PAGE

3

Include TEN (10) collated copies of everything submitted including the application and a map of the property involved. Locate all structures thereon and their relation to buildings on adjacent property and to the highway with approximate distances therefrom. Floor plans of buildings which you desire to erect or to alter must be provided in sufficient detail to make intelligent presentation of your plans. Also, include ten (10) copies of all supporting documentation.

FILING FEE OF \$185.00 tendered herewith. Applicants whose cases come under Section 14-55, 14-322, Connecticut General Statutes will be charged an additional fee to pay the cost of publication and the expenses of the public hearing.

*Sign Deposit fee of \$10.00 *cash* taken at time of sign pick up*

DESCRIPTION IN DETAIL:

My clients purchased the home with intentions to grow the home for their family. Jill and her husband Yianni are looking to update the home on 1660 Main st. The neighboring homes are all 2 stories with 2 car garages. As they are getting older they need an attached garage to avoid injury in winter from ice & snow. Yianni and Jill are very family orientated and require more space for holidays when children and grandchildren come to visit. Please allow Jill and Yianni to add a garage and go up a level above the existing unconfoming Property.

Ten collated copies of this Application and all supporting documentation are required

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ZONING BOARD OF APPEALS APPLICATION

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Applicant James Grady

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Legal Representative (if any) _____

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Sign Taken on _____
Photo of Sign Rec'd on _____

Legal Property Owner _____

Exact Location of Property Involved 1660 Main st

If No Street #, Indicate Assessor's Key # _____

ZONE
[X] Residential
[] Commercial

Under the provisions of Section 8-7, Connecticut General Statutes, the undersigned hereby appeals:

- [X] For relief (a variance) from the restrictions imposed in Section(s) ... of the Glastonbury Zoning Regulations.
[] For a special exception as provided in Section(s) ... of the Glastonbury Zoning Regulations.
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James Grady
Applicant

Owner, If Not Applicant (Required)

2-9-23
Date

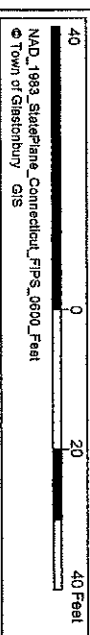
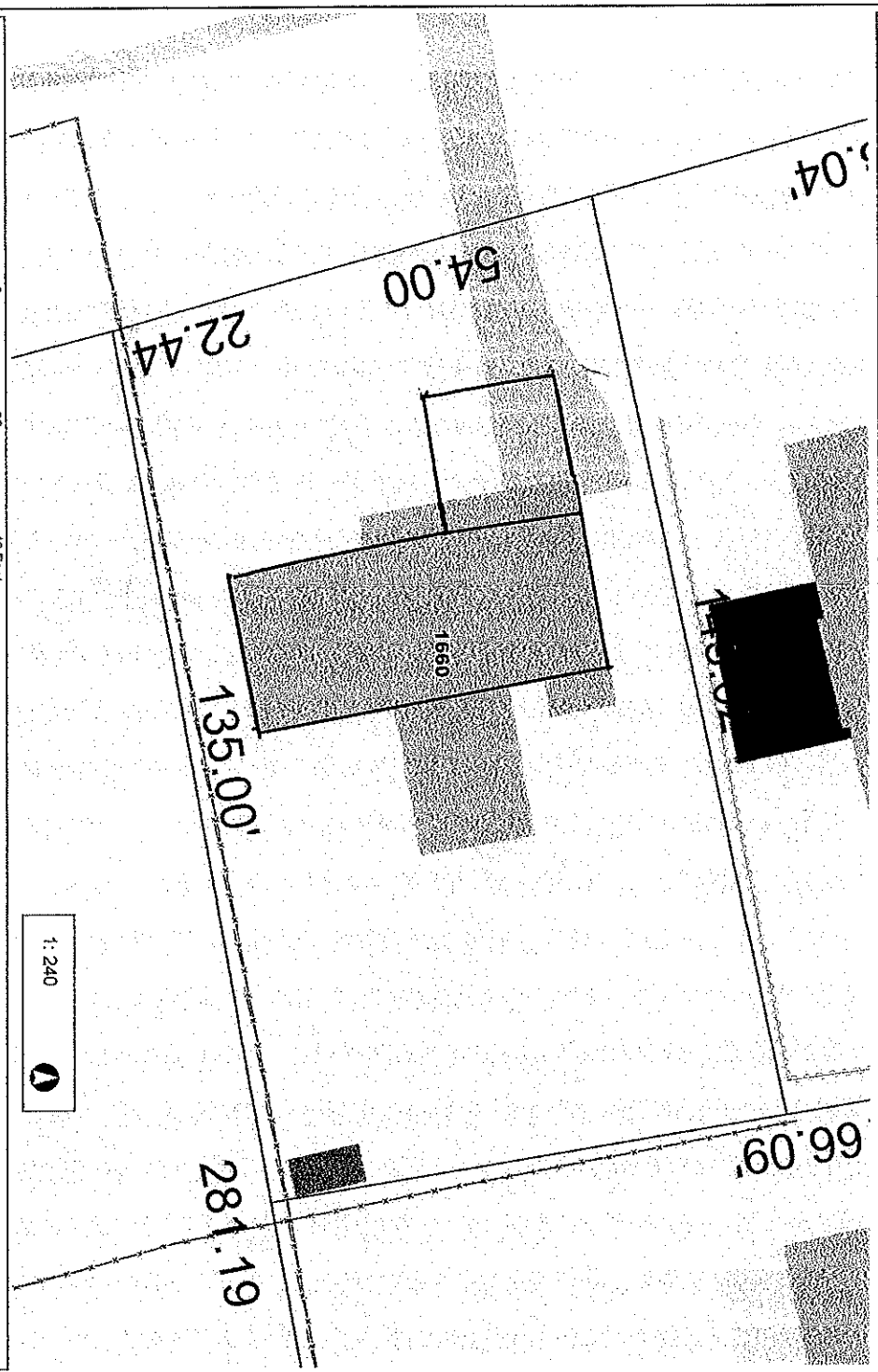
Date

SEE PERTINENT INFORMATION ON NEXT PAGE



Town of
Glastonbury

1660 Main St Plot Plan



NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
Town of Glastonbury GIS

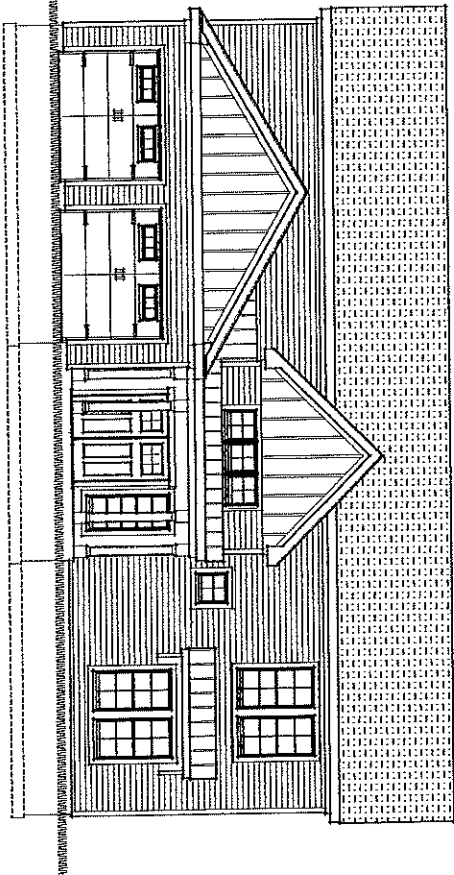
This map is a user generated static output from an internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data.

THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.

1:240

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



Proposed Renovation
at
1660 Main Street
Glastonbury, Conn.

FRONT
ELEVATION

DATE: DEC. 31, 2022

SCALE: AS NOTED

DRAWN BY: J. YOUNG


DATE: REV. 07/21

REVISIONS:

DATE:

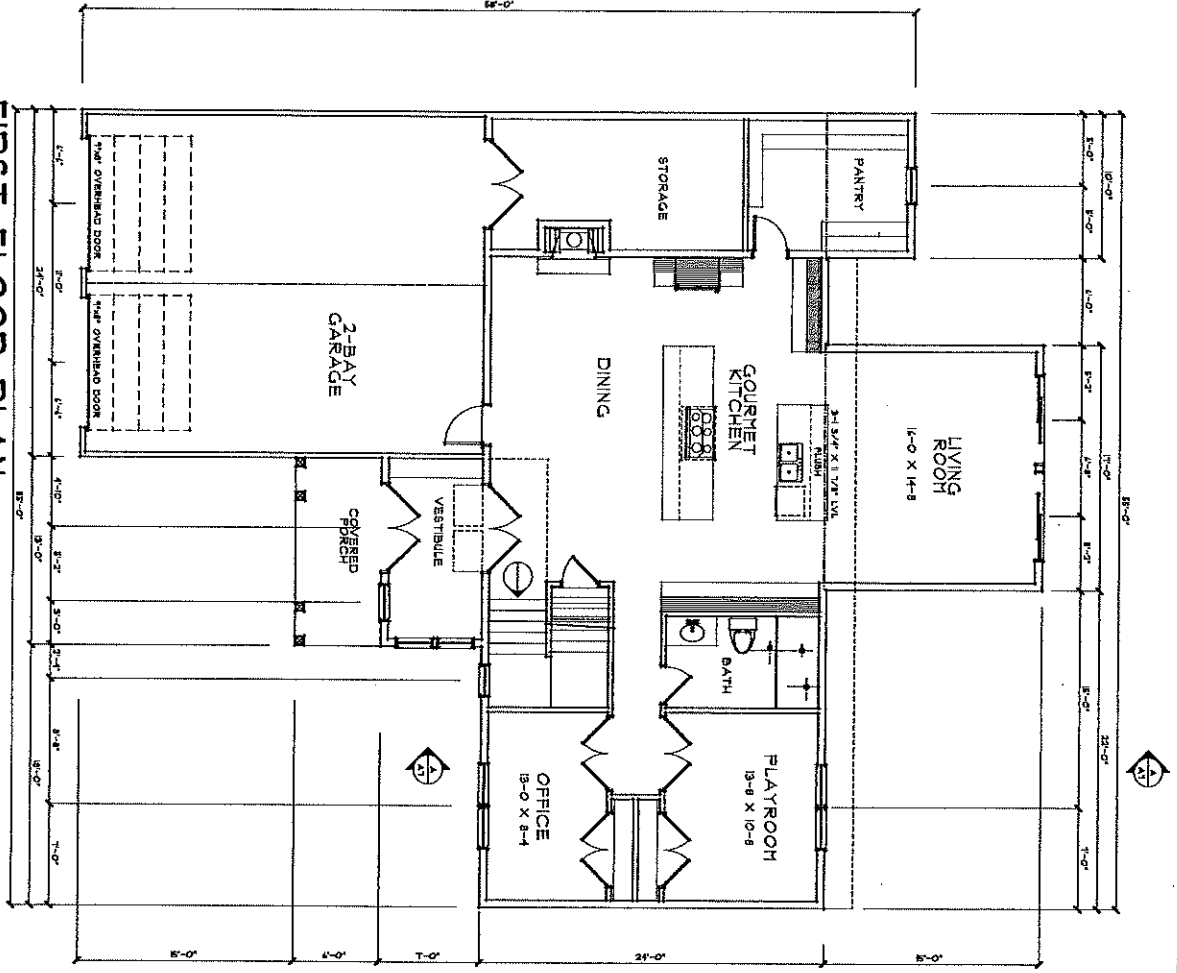
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CODE BOOK (IECC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL TRADES.

**YOUNG DESIGNS
UNLIMITED LLC**
RESIDENTIAL DESIGN / SPACE DESIGN



P.O. BOX 11
SCOTLAND, CONNECTICUT 06214-0011
CELL#: (860) 708-3607

DATE PLOTTED: 12/31/22
DRAWN BY: J. YOUNG
CHECKED BY: J. YOUNG
SCALE: 1/8" = 1'-0"
SHEET NO. **A1**



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" AREA: 1570.456466666667 FS2

<p>YOUNG DESIGNS UNLIMITED LLC RESIDENTIAL DESIGN / SPACE DESIGN</p> <p>P.O. BOX 11 SCITLAND, CONNECTICUT 06364-0011 CELL: 860.763.8604</p>	<p>FIRST FLOOR PLAN</p>	<p>DATE: DEC. 31, 2012 SCALE: AS NOTED DRAWN BY: J. J. WILKINS DATA REF: 8711 DATE:</p>	<p>PROPOSED RENOVATION at 1660 Main Street Glastonbury, Conn.</p>	<p>SHEET NO. A4</p>
	<p>UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.</p>	<p>DATE: DEC. 31, 2012 SCALE: AS NOTED DRAWN BY: J. J. WILKINS DATA REF: 8711 DATE:</p>	<p>PROPOSED RENOVATION at 1660 Main Street Glastonbury, Conn.</p>	<p>SHEET NO. A4</p>



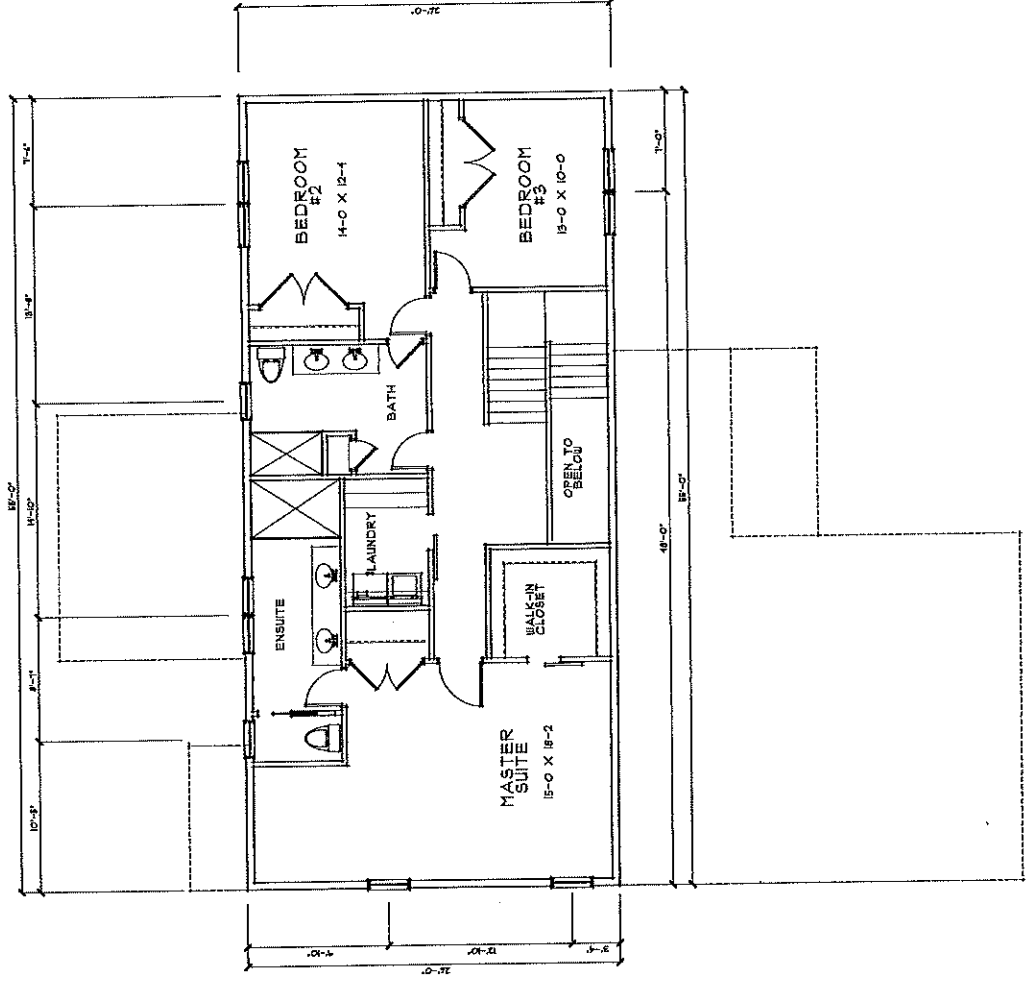
NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES AND REGULATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES AND REGULATIONS.

DATE: DEC. 31, 2022
SCALE: AS NOTED
DRAWN BY: B. YOUNG
DATA REF: 8127
REVISIONS: _____ DATE: _____

SECOND FLOOR
PLAN

PROPOSED RENOVATION
at
1660 Main Street
Glastonbury, Conn.

TOTAL SHEET NO. A5



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
A5-01-20 112

